

# Mayor and Council Communication

DATE: 01/14/25

M&C FILE NUMBER: M&C 25-0048

LOG NAME: 21STOP SIX HUB DESIGN AMENDMENT 3

**SUBJECT**

(CD 5) Authorize Execution of Amendment No. 3 to the Architectural Services Agreement with HarrisonKornberg Architects LLC, in the Amount of \$145,096.00, for a Revised Contract Amount of \$2,309,065.00, to Provide Architectural Services Associated with The Hub, which Consists of a New Multipurpose Community Center, New Aquatics Center and Library to be Located in the 5100 Block of Avenue G in the Stop Six Neighborhood (2022 Bond Program)

**RECOMMENDATION:**

It is recommended that the City Council authorize execution of Amendment No. 3 to the Architectural Services Agreement with HarrisonKornberg Architects LLC, City Secretary Contract No. 57475, in the amount of \$145,096.00, for a revised contract amount of \$2,309,065.00, to provide architectural services associated with The Hub, which consists of a new multipurpose community center, aquatics center, and library to be located in the 5100 block of Avenue G in the Stop Six Neighborhood (City Project No. 103855).

**DISCUSSION:**

The purpose of this Mayor and Council Communication (M&C) is to authorize the execution of Amendment No. 3 to the Architectural Services Agreement with HarrisonKornberg Architects LLC (City Secretary Contract No. 57475) for the HUB, that will include a multipurpose community and aquatics center operated by the Park & Recreation Department and a library operated by the Library Department.

In order to expedite the project, the City executed the architectural services agreement in the amount of \$12,000.00, with funding from the private donations to supplement bond program funds, to provide conceptual illustrations. Amendment No. 1, in the amount of \$80,538.00, was administratively executed to provide the initial programming studies. Amendment No. 2, in the amount of \$2,071,431.00 (M&C 22-1061), provided the balance of architectural services for the design and construction administration of the project. This Amendment No. 3 is for reimbursable, geotechnical services and increased fees due to project delays in the collective amount of \$145,096.00, revising the contract amount to of \$2,309,065.00.

**Estimated Costs:**

The overall budget for the project is as follows:

PROJECT COST	Amount
Design Costs	\$12,000.00
Amendment 1	\$80,538.00
Amendment 2	\$2,071,431.00
Amendment 3 (This M&C)	\$145,096.00
<b>Total Design Costs</b>	<b>\$2,309,065.00</b>
Construction Cost (Including 7.5% Owners Construction Contingency Allowance)	\$34,499,050.00
Staff Time, Materials Testing, IT, Security, Fixtures Furnishings and Equipment (FF&E), Kitchen Equipment, Books, Exercise Equipment, Contingency, etc.	\$3,319,517.00
Total Project Cost	\$40,127,632.00

**Funding** - Funding for Amendment No. 3 is budgeted in the 2022 Bond Program Fund for the purpose of funding the ARPA Stop Six Hub Community Center project, as appropriated.

This project is included in the 2022 Bond Program. The City's Extendable Commercial Paper (ECP) (M&C 22-0607; Ordinance 25675-08-2022) provides liquidity to support the appropriation. Available resources will be used to actually make any interim progress payments until debt is issued. Once debt associated with a project is sold, debt proceeds will reimburse the interim financing source in accordance with the statement expressing official Intent to Reimburse that was adopted as part of the ordinance canvassing the bond election (Ordinance 25515-05-2022).

**Building Permit Fee Waiver** - In accordance with the City Code of Ordinances, Part II, Chapter 7-1 Fort Worth Building Administrative Code,

Section 109.2.1, Exception 2; "Work by non-City personnel on property under the control of the City of Fort Worth shall be exempt from the permit fees only if the work is for action under a contract that will be or has been approved by City Council with notes in the contract packages stating the fee is waived." IRPC Plan Review Fees and other associated Development Fees will also be waived for this project.

**Business Equity** – HarrisonKornberg Architects, LLC agrees to maintain its initial M/WBE commitment of 14% that it made on the original agreement and extend and maintain that same MMBE commitment of 14% to all prior amendments up to and inclusive of this Amendment No. 3. Therefore, HarrisonKornberg Architects, LLC remains in compliance with the City's M/WBE Ordinance and attests to its commitment by its signature on the Acceptance of Previous MWBE Commitment form executed by an authorized representative of its company.

The Hub is located in COUNCIL DISTRICT 5.

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**FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that funds are available in the current capital budget, as previously appropriated, in the 2022 Bond Program Fund for the ARPA Stop Six Hub Community project to support the approval of the above recommendation and execution of the amendment to the agreement. Prior to an expenditure being incurred, the Parks and Recreation Department have the responsibility of verifying the availability of funds.

**Submitted for City Manager's Office by:** Dana Burghdoff 8018

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